



**PLANNING BUILDING AND DEVELOPMENT**

Noel C. Taylor Municipal Building  
215 Church Avenue, SW, Room 166  
Roanoke, Virginia 24011  
Phone: 540-853-1730 Fax: 540-853-1230  
[planning@roanokeva.gov](mailto:planning@roanokeva.gov)

**Architectural Review Board  
City Council Chamber, Fourth Floor  
Noel C. Taylor Municipal Building**

**May 12, 2016  
5:00 p.m.**

**I. Call to Order**

Welcome to the May meeting of the City of Roanoke Architectural Review Board.

The Board has adopted the use of a consent agenda. All matters listed under the consent agenda are considered to be complete and thorough by the members of the Architectural Review Board and will be enacted by one motion. There will be no separate discussion of the items. If discussion is desired, the consent item will be removed from the consent agenda and considered separately. Once the consent agenda is approved, consent agenda applicants may leave if so desired.

Each application on the regular agenda will be heard separately and in the order in which it appears. If you wish to be heard on a particular matter, when the public comment portion of the application has started, please wait to be recognized in turn and then approach the podium so that the Board's Secretary may record the proceedings accurately.

**II. Consent Agenda**

**C1.** Approval of the Administrative Approvals for April 2016.

**III. Old Business**

Each of the following COA applications is continued at the applicant's request:

- A. 1618 Patterson Avenue, S.W. (Official Tax Map No. 1213105)**
- B. 436 Walnut Avenue, S.W. (Official Tax Map No. 1030101)**
- C. 433 Day Avenue, S.W. (Official Tax Map No. 1012816)**
- D. 20 Church Avenue, S.E. (Official Tax Map No. 4011311)**

#### **IV. New Business**

**A. 416 Allison Avenue, S.W. (Official Tax Map No. 1030305)**  
***Continued at Applicant's request.***

~~Request from Packard, LLC, represented by Rhoads Williams to replace four vinyl windows with wood Pella windows. The existing vinyl windows were recently installed by the applicant's contractor without obtaining a Certificate of Appropriateness and a proper building permit.~~

**B. 515 10<sup>th</sup> Street, S.W. (Official Tax Map No. 1113017)**

Request from Marcus Lockhart, represented by Christina Lockhart to convert the multi-family structure to a single family home, install new windows and window sashes destroyed or damaged by a recent fire.

**C. 213 Market Street, S.E. (Official Tax Map No. 4010809)**

Request from Musselwhite Holdings, LLC, represented by Laura Armentrout with Budget Signs, LLC, to install a 6" tall by 20" wide double-sided projecting sign including a simple metal bracket on the front façade of the building. The sign would provide an 8-foot clearance from the city sidewalk, and its proposed material includes enameled aluminum with vinyl graphics.

**D. 511 7<sup>th</sup> Street, S.W. (Official Tax Map No. 1113209)**

Request from James G. & Ann S. Haynes, represented by Tom Soranno, The Soranno Group, LLC, to propose exterior alterations of the existing building.

#### **V. Other Business**

- Preliminary review and comments: Request by Tom Soranno, The Soranno Group, LLC, on conceptual plans for a new house on the vacant parcel at 542 Marshall Avenue S.W. (Official Tax Map #1120303)
- National Alliance of Preservation Commission CAMP in Abingdon, Virginia, update by David Parr and Parviz Moosavi
- Project updates

## Administrative Approvals April 2016

Applicant	Representative	TM #	Address	Proposal	Dist	Approval Date
Robert Powell		1030812	431 King George Ave SW	Locate a wood pergola within the rear yard to be stained at a later date	H-2	04/06/2016
Rick Doughty		1113021	1011 Ferdinand Ave SW	Take down the awning in front porch; scrape and paint the house	H-2	04/11/2016
Marshall Lot LLC	Nathan Vaught	1120201	716 Marshall Ave SW	Repair and replace the front façade in-kind	H-2	04/11/2015
Joseph Castiglioni		3012810	19 Gilmer Ave NE	Demo existing accessory structure less than 50 years old	H-2	04/15/2016
YMCA of Roanoke Valley	Scott Williams	1113414	520 Church Ave SW	Install 5 foot high metal fence as shown on site plan	H-2	04/18/2016
James Dixon and Laurel Martin	Mike Motley	1131103	632 Walnut Ave SW	Remove existing rear concrete steps and landing and replace with new wooden steps and 6' by 10" composite deck with wood handrail to match H-2 design Guidelines	H-2	04/22/2016
Garrett Hollingsworth	Ron Deavor	1030201	378 Walnut Ave SW	Remove existing electrical service from road side of the house and place it on the opposite corner not visible from the street. Upgrade to 200 Amps. Install new light fixture in front porch ceiling	H-2	04/29/2016
Dustin Wilcox		1022520	409 Albemarle Ave SW	Replace existing 6 foot high wood fence in the rear yard with same	H-2	04/29/2016
Carol Michie		1120726	615 Mountain Ave SW	Maintain two vinyl windows replaced previously with vinyl windows. Replace pressure treated wood trim with wood window trims and window sill to match other windows.	H-2	04/29/2016



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May 12, 2016

Mrs. Katie Gutshall, Chair  
and Members of the Architectural Review Board  
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from Marcus Lockhart, represented by Christina Lockhart to convert the multi-family structure to a single family home, replace windows and window sashes, destroyed or damaged by a recent fire with new wood windows and window sashes at 515 10<sup>th</sup> Street S.W. (Official Tax Map No. 1113017)

**Background:**

The subject site is an interior lot consisting of a 2 ½ -story single-family residential structure, located within the Historic Neighborhood Overlay District (H-2). All exterior alterations are subject to a review and approval by the ARB.

The applicant has recently purchased the property and plan to make repairs and convert the multi-family structure to a single-family home for his family. The proposed work includes replacing the windows and the window sashes damaged by a recent fire with new wood windows. The majority of the windows are one-over-one pane wood double-hung windows, including the two windows in front porch. Old photos reveal that the front dormer included two single pane windows with a similar size louvered vent in between. The existing tin roof and the brick chimney appear to be in good shape and do not need to be repaired.

**Findings:**

The H-2 Architectural Design Guidelines recommend the following:

*Basic Design Principles*

ARCHITECTURAL DESIGN GUIDELINES FOR THE H-2 DISTRICT: OLD SOUTHWEST  
GUIDELINES FOR PRESERVATION AND REHABILITATION

- Maintain original materials and features that characterize a building and make it unique. Architectural materials and features are considered significant if they:
  - are original, reflect a particular architectural style,
  - are examples of quality craftsmanship or design, or
  - reflect changes associated with a major event in the history of the bldg.

***There are several one-over-one pane windows that survived the fire and appear to be the original historic windows unique to the structure are proposed to be repaired and maintained.***

**Two windows on the second level rear façade that had been altered by previous owner, are proposed to remain. The other windows on this façade (one on the first level and the other on the second level) are proposed to be repaired.**

- Repair deteriorated materials instead of removing or replacing them.

***The windows and window sashes proposed to be replaced were destroyed or damaged by a recent fire.***

- Replace deteriorated materials and features that cannot be repaired with new elements of the same design and material.

***The applicant is proposing to replace the window and window sashes with new wood windows and new wood window sashes with the same design.***

- Install a new feature that is compatible to similar elements of the building in size, scale, and materials when a significant feature is missing and there is no evidence of its original appearance.

***The proposed window replacements seem to be compatible in size, scale and material of the existing windows.***

#### *Visibility from the Street*

- In the H-2 District, staff or the ARB reviews any changes proposed to the exterior of building that are visible from the public right-of-way, including alleyways. Modifications to rear facades in the H-2 District also require review when owners propose changes that will impact the building's 'skin', particularly changes to siding, windows and doors.

However, the ARB recognizes that the rears of houses typically were more utilitarian in design and changed more frequently. Therefore, a wider range of appropriate materials and designs are allowed to the rear of properties and areas not readily visible from the street. Owners that propose additions that *do not impact* the building's original or current skin, e.g. decks and patios, also have greater design flexibility.

**The house is located at the corner of 10<sup>th</sup> Street and an alley to the north. The windows on front and the sides are visible from the street and the rear façade is visible from the alley.**

**There is a one-story later addition to the rear of the building. The applicant is proposing to move the existing non-historic door a couple of feet to the left, due to interior alterations.**

#### *Windows and Doors*

#### ARCHITECTURAL DESIGN GUIDELINES FOR THE H-2 DISTRICT

- Windows and doors are especially important in rehabilitations. Their size, shape, pattern, and architectural style not only provide architectural character but give a building much of its scale, rhythm, and detail.

#### *IMPORTANT CONSIDERATIONS...*

- Windows and doors are important in providing interest and detail to a building's appearance. Periodic maintenance is necessary to prevent deterioration and maintain thermal efficiency. Storm windows, doors, and other energy conservation efforts need not detract from a building's appearance.

#### GUIDELINES FOR PRESERVATION AND REHABILITATION

##### *Retaining Existing Windows and Doors*

- Identify and keep the original materials and features of windows and doors. Important characteristics include:
  - size, fanlights, shape, glazing, hardware and muntins,

***The proposal is consistent with the above-mentioned statement.***

- Seek expert professional advice on preservation, rehabilitation, and repair of all windows.

***The applicant is proposing to replace the windows and window sashes damaged or destroyed by a recent fire. All work proposed will be consistent with the above-mentioned statement.***

- Do not enlarge or fill in windows or doors on any prominent side of a building.

***The proposed window and sash replacement do not include changing the size or shape of the windows.***

***Two windows on the rear second level of the rear façade had been altered by previous owner and they are proposed to remain as they are.***

- Do not remove historic wood or steel windows that are still in good overall conditions.

***The historic wood windows remaining are proposed to be repaired.***

#### *Replacing Existing Windows*

Repair original windows by patching, splicing, consolidating, or otherwise reinforcing. *Wood that appears to be in bad condition because of peeling paint or separated joints can often be repaired.*

- If a limited area or numbers of windows are damaged or deteriorated, repair with compatible materials is recommended rather than the removal and replacement of the window. Replace entire windows *only* when they are missing or beyond repair.

***There are several windows that were destroyed by the fire, and the applicant is proposing to replace them with new wood double hung windows. A handful of window sashes are damaged. The applicant is proposing to replace only their sashes with similar wood sashes.***

- If owners choose to remove and replace their historic windows they must first present sufficient physical and photographic evidence and information to the ARB regarding the condition of the existing windows and the feasibility of repair,/ replacement in kind, and replacement with new materials. Replacement should be based upon physical evidence and photo documentation rather than the availability of stock or replacement windows.

***The recent fire had destroyed some of the windows that are proposed to be replaced with wood double hung windows of the same size, shape and design. Several window sashes are missing and the applicant is proposing to install new wood sashes to match.***

- If historic windows need to be replaced, consider only the replacement of the sash units themselves and not the entire window frame or surround.

***Only the missing window sashes are proposed to receive new wood window sashes to match the existing.***

- Do not use inappropriate materials or finishes that radically change the sash or glazing size, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame. Appearance of the finished window is the paramount concern. Steel, vinyl or fiber glass, seldom match the appearance of wood, and they do not lend themselves to the application of added detailing.

***The new replacement windows and window sashes are proposed as wood double-hung windows matching the existing glazing, size, etc.***

**Staff Comments:**

The proposal includes replacement of several windows damaged by recent fire. In addition, the applicant is proposing to install new wood window sashes where window sashes are missing or were damaged by the recent fire. All new windows and window sashes to be installed are proposed to match existing window styles, size, and shapes. Therefore, staff recommends approval of the COA application as proposed.

A handwritten signature in black ink, appearing to read 'Parviz Moosavi', is written over a light gray rectangular background.

---

Parviz Moosavi, ARB Agent



H-2, Historic Neighborhood Overlay District  
Application for Certificate of Appropriateness

RECEIVED

Date of Application 2/26/16

APR 20 2016

Site Address 515 10th Street SW

CITY OF ROANOKE  
PLANNING BUILDING &  
DEVELOPMENT

Property Owner:

Name Marcus Lockhart

Address 3526 barberry avenue NW

City Roanoke

State VA

Zip Code 24017

Phone Number 540-915-7411

E-Mail Marcus Lockhart@yahoo.com

Owner's Representative (if applicable):

Name Christina Lockhart

Address 3526 Barberry Ave NW

City Roanoke

State VA

Zip Code 24017

Phone Number 540-397-8267

E-Mail

Application Prepared By:

Current Use: ☒ Single-Family ☐ Two-Family (Duplex) ☐ Multifamily ☐ Townhouse ☐ Commercial

If Commercial, Describe Use:

Project Type: ☐ Roof ☐ Porch ☐ Windows and Doors ☐ New Construction ☐ Signs ☐ Walls and Fences  
☐ Parking and Paving ☐ Demolition ☐ Other:

\*PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.

Acknowledgement of Responsibility: I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines. otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner: Marcus Lockhart

Date: 3/25/16

Section Below to be Completed by Staff

Certificate Number COA16044 ✓

Approval By: ☒ ARB ☐ Agent

Tax Parcel Number 1113017

Other approvals needed:

Base Zoning District RM-1/H-2

☐ Zoning Permit ☐ BZA/Planning Commission

☒ Building Permit ☐ Other

Agent, Architectural Review Board:

Date:

# H-2, Historic Neighborhood Overlay District Detailed Project Description

Site Address:

515 10th Street SW

Property Owner:

Marcus Lochhart

Replace window sashes Damaged By Fire

Project  
Description:

Additional information to be submitted:

☒ Photographs   ☐ Site Plan   ☐ Elevation Drawings   ☐ Sample, Photograph, or Catalog Pictures of Proposed Material

☐ Other:



515 10th Street SW

Home :

[Print](#)



ONLY AT LOWE'S

**Ply Gem 4100 DH Wood Double Pane  
Single Strength New Construction  
Egress Double Hung Window (Rough  
Opening: 38.5-in x 57.625-in Actual:  
37.375-in x 57-in)**

Item #: 78770 | Model #: 3046DH4100NC

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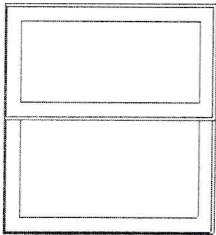
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Date: 05/04/2016

LOWE'S HOME CENTERS, LLC #419  
5040 RUTGERS ST., NW  
ROANOKE, VA 24012-1323  
USA  
(540) 366-3838



Project #: 471899000 Description: win quote  
Customer Name: MARCUS LOCKHART  
Customer Phone: (540) 397-7348  
Customer Address: TBA  
RKE, VA 24012  
USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	<b>Manufacturer:</b> PlyGem Windows - Wood			
Exact Size = 37 3/8-in W x 41-in H				
	Division : Millwork Product : Windows Type : Double Hungs View Energy Star Products : No - I want to view all products Material : Wood - Wood Exterior Casing Product Line : New Construction Frame : 4-9/16-in Unit Style : Natural Wood Interior / Wood Sash Fin Type : Brick Mould Configuration : Single Unit Sash Configuration : Standard Performance Rating : Standard DP Performance Florida Approval Number : Not Listed Exterior Color : Primed for Painting Interior Finish : Primed Opening Type : Rough Actual Width: 37 3/8-in Actual Height: 41-in Rough Opening Width : 38 1/2-in Rough Opening Height : 41 5/8-in Glass Type : Dual Glazed Tempered Glass : No Low E Glass : No Low E Tint : No Glass Option - Top Sash : Clear Glass Option - Bottom Sash : Clear Gas Filled : None Grid Type : None Wall Depth : No Extension Jamb Sill Stops Applied : No Brick Mould (Exterior Casing) : MW Brick Mould Sill Nose Type : Standard Sill Nose & Horn Options : Standard - No Extension Base Sill Material : Wood Sill Nose Material : Wood Blind Stop Option (Material) : Wood Tilt Option : Compression Tilt Balance Color : Beige Hardware Finish : White	\$172.60	1	\$172.60

Screen : Full Screen Screen Color : White Screen Mesh : Fiberglass Series : 4100 Series Delivery : Store Lead Time : 14 Days Item Number : 88921
--

**Project Total: \$172.60****Salesperson:** RODGER HAWKS (S0419RH2)**Accepted by:** \_\_\_\_\_

Date: 05/04/2016

[Print Detailed Quote](#)

This Millwork Quote is valid until 6/ 2/2016. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.





move  
door  
to extend  
Bathroom





**515 10<sup>th</sup> Street S.W. (Official Tax Map No. 1113017)**





**PLANNING BUILDING AND DEVELOPMENT**

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May 12, 2016

Mrs. Katie Gutshall, Chair  
and Members of the Architectural Review Board  
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from Musselwhite Holdings, LLC, represented by Laura Armentrout with Budget Signs, LLC, to install a 6" tall by 24" wide double-sided projecting sign including a simple metal bracket on the front façade of the building. The sign would provide an 8-foot clearance from the city sidewalk and its proposed material includes enameled aluminum with vinyl graphics at 213 Market Street S.E. (Official Tax Map No. 4010809)

**Background:**

The subject property consists of a three-story historic structure located within the City Market Historic District (H-1). The structure includes a new restaurant at the ground level. All exterior building alterations, including signs, are required to be reviewed and approved by the ARB, prior to obtaining appropriate permits.

The applicant is proposing a new, projecting sign, for the restaurant business at the ground level of the building. The proposed sign will be 6" tall by 24" wide, rigidly attached to a painted white, simple metal bracket. A clearance of 8 feet is proposed from the bottom of the sign to the City sidewalk. The sign material is proposed to be 0.063" thick, enameled aluminum covered with vinyl graphic per the submitted COA application.

Section 27.1 of the City of Roanoke Code of Ordinance requires that signs attached to or erected on or over a public sidewalk, right-of-way, or over public property, must be in conformance with the zoning regulations of the City and the provisions of the Virginia Uniform Statewide Building Code, as amended; and receive authorization and approval from the City Manager.

## Findings:

The H-1 Architectural Design Guidelines recommend the following:

Downtown commercial signs reflect the slower pace of downtown traffic and pedestrians in contrast to their large, brightly colored, and illuminated counterparts found along a commercial strip. Downtown signs generally are smaller and sometimes more highly detailed.

***The proposed sign is one square foot in size and reflects slower pace of downtown traffic.***

Signs add identity and vitality to commercial buildings, but large, numerous, or poorly designed signs can produce visual clutter. Attractive and effective signs require equal design consideration to other façade improvements.

***The proposed sign is in pedestrian scale and is in keeping with the existing signs within the Market Street (H-1) Historic District. The small sign is proposed right below an existing projecting sign, but due to its proposed size/shape, it would not produce a visual clutter.***

## IMPORTANT CONSIDERATIONS

Signs are most effective when they are kept simple and easy to read. Signs are generally meant to advertise or identify a particular business, not upstage or overwhelm an entire building. Many of the features of a traditional storefront provide an opportunity for commercial signage.

- Choose one or more sign types that are visible to both motorists and pedestrians.

***The proposed sign would be easily visible to the pedestrians. The proposed sign would be located behind the existing Market Street canopy at the street curb, so it may only be partially visible to motorists.***

## Types of Signs

- Hanging or projecting sign:  
Double-sided panel (total sign area equals twice face area); generally the most visible to motorists and pedestrians.

***The proposed 6' by 24" rectangular, double-sided, sign would be 0.063" thick, enameled aluminum with graphics as per the submitted COA application. The sign will be attached rigidly to a simple metal bracket and is non-illuminated.***

### *Number and Size*

- Check the city zoning requirements on the number and size of signs.

***The property is zoned "D" and the City Codes allows 32 square feet of sign, plus an additional one square foot of sign for each linear foot of building or store front over 32 linear feet. The existing sign and the proposed sign together comply with this requirement. However, an encroachment permit would be required for the proposed sign.***

- Do not exceed one square foot of total sign area per linear foot of building frontage for all uses in any commercial building.

***The existing building has 40 feet of building frontage along Market Street S.E., entitling the building to have a total of 40 square feet of building sign and logo. The proposed projecting sign is one square foot and the existing projecting sign is approximately 2.5 square feet. Therefore, the proposed sign is consistent with the above statement.***

- Limit the number of signs for each storefront or ground-floor business in a building to two, with not more than one sign considered the primary sign.

***The building currently has one projecting sign along this building façade for the upstairs business. The projecting sign, as proposed, will be the primary sign for the ground level restaurant and the already approved windows/door decal signs will be considered as secondary sign. Therefore, the proposal is consistent with the above-mentioned statement.***

### *Material*

- Use painted wood for most panel signs. Use marine-grade exterior plywood or high-density wood composites with banded edges to prevent moisture penetration. Applied moldings or routed edges can add additional character.

***The sign is proposed as an enameled 0.063" thick aluminum material attached rigidly to a simple bracket. A wood projecting sign exists on this façade and the new sign is proposed to fit right under the existing sign. Other aluminum signs, such as the one proposed, have previously been approved by the ARB within the H-1 Historic District.***

- Use ornamental metals such as brass, bronze, or copper only for small-scale signs such as directories.

**The proposed sign is small-scale; but it's not an ornamental sign.**

#### *Color*

- Choose simple color schemes for signs using no more than three colors that relate to the overall color scheme of the building.

***The proposed projecting signs consist of a white background with red and green letters, representing the Mexican flag colors.***

#### *Lettering*

- Choose simple lettering for commercial signs that is:
  - easy to read,
  - appropriate to the character of the business , and
  - compatible with the architecture of the building.

***The proposed sign include simple lettering and consistent with the H-1 Design Guidelines.***

#### *Attachment*

- Attach signs to buildings inconspicuously and in a manner that will do the least permanent damage to building materials.

***The projecting sign is proposed to be attached rigidly to a simple metal bracket painted white, anchored to the building façade causing minimum damage to the building façade.***

#### **Staff Comments:**

The proposed projecting sign seems to be consistent with the H-1 Design Guidelines, except for the proposed material. The Guidelines recommends the use of wood for sign material. The projecting sign is proposed to be 0.063" thick, enameled aluminum with vinyl graphics. The ARB has previously approved similar sign materials within this district. Therefore, staff recommends approval of the COA application as proposed.



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Parviz Moosavi, ARB Agent

H-1, Historic Downtown Overlay District  
Application for Certificate of Appropriateness

RECEIVED

APR 21 2016

CITY OF ROANOKE  
PLANNING BUILDING &  
DEVELOPMENT

Date of Application: 04-19-16  
Site Address: 215 Market Street  
Property Owner:  
Name: Mustlewhite Holdings LLC  
Address: 102 N. Mitchell Rd  
City: Vinton State: VA Zip Code: 24179  
Phone Number: n/a E-Mail: n/a  
Owner's Representative (if applicable):  
Name: Budget Signs LLC  
Address: 3148 Williamson Road  
City: Roanoke State: VA Zip Code: 24012  
Phone Number: +1 (540) 362-2043 E-Mail: laura@budgetsignsllc.com  
Application prepared by: Laura Armentrout

Project Type: ☐ Painting ☐ Lighting ☐ Awnings and Canopies ☐ New Construction ☒ Signs ☐ Windows and Doors  
☐ Storefront ☐ Roof, Cornice or Parapet ☐ Demolition ☐ Other: window, door vinyl

\*PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.

Acknowledgement of Responsibility:

I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner: Steve Mustlewhite - Mustlewhite Holdings LLC Date: 4/20/16  
Section Below to be Completed by Staff

Certificate Number	COA 160045	Approval By	<input checked="" type="checkbox"/> ARB <input type="checkbox"/> Agent
Tax Parcel Number	4010809	Other approvals needed	<input type="checkbox"/> Zoning Permit <input type="checkbox"/> BZA Planning Commission
Base Zoning District	D/H-1		<input type="checkbox"/> Building Permit <input checked="" type="checkbox"/> Other: SIGN PERMIT
Agent, Architectural Review Board		Date	
Member, Architectural Review Board		Date	

# H-1, Historic Downtown Overlay District

## Detailed Project Description

Site Address 215 Market Street

Property Owner Musstewhite Holdings LLC

Project Description:

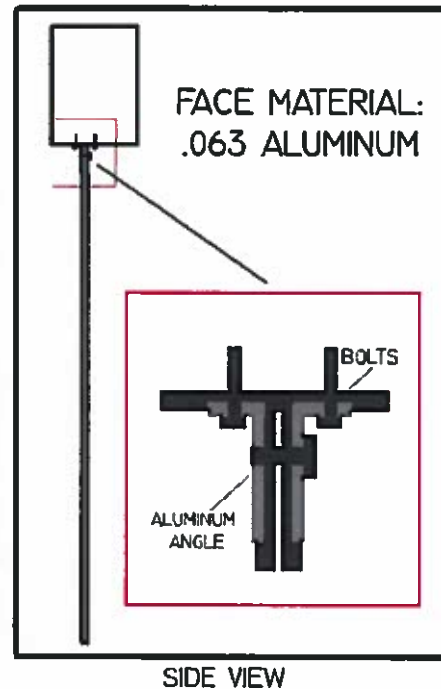
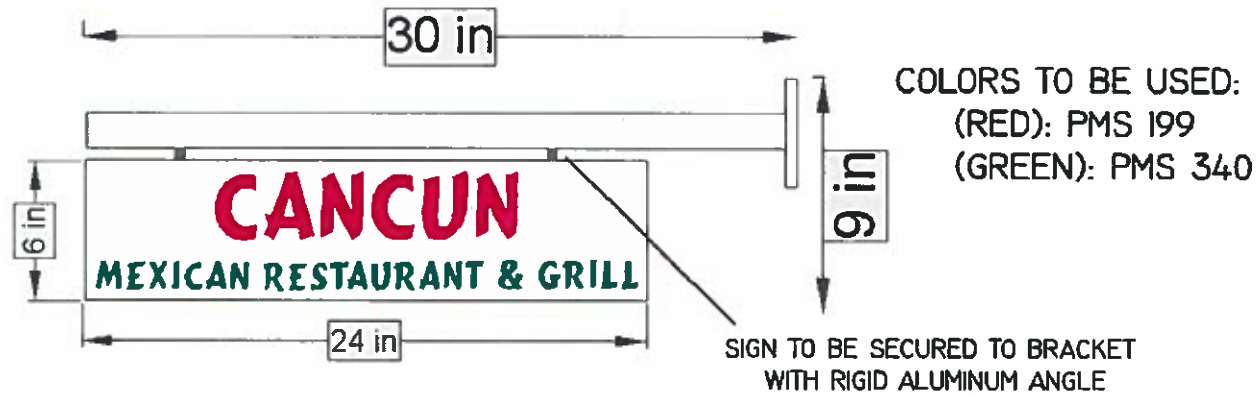
Install one (1) 6" x 20" hanging aluminum sign on bracket.  
Install two (2) sets of 10" x 26" window vinyl.  
Install one (1) set of 20" x 20" door vinyl.

Additional information to be submitted:

☐ Photographs ☐ Site Plan ☒ Elevation Drawings ☐ Sample Photograph, or Catalog Pictures of Proposed Material

☒ Other: super-imposed images of proposed signs on building

FABRICATE ONE (1) 6" X 2'0" HANGING ALUMINUM  
SIGN AND INSTALL ON BRACKET UNDER  
EXISTING "DOWNTOWN ROANOKE, INC." SIGN



MAY 03, 2016

CANCUN MEXICAN RESTAURANT  
215 MARKET ST.  
ROANOKE, VA





FABRICATE ONE (1) 6' X 2'0" HANGING ALUMINUM SIGN AND INSTALL ON BRACKET UNDER EXISTING "DOWNTOWN ROANOKE, INC." SIGN



APRIL 15, 2016

CANCUN MEXICAN RESTAURANT  
215 MARKET ST



10"

# CANCUN

MEXICAN RESTAURANT & GRILL

FABRICATE TWO (2) SETS OF 10" X 2'6"  
WINDOW VINYL AND INSTALL AS SHOWN BELOW



APRIL 15, 2016

CANCUN MEXICAN RESTAURANT  
215 MARKFT ST



# CANCUN

MEXICAN RESTAURANT & GRILL

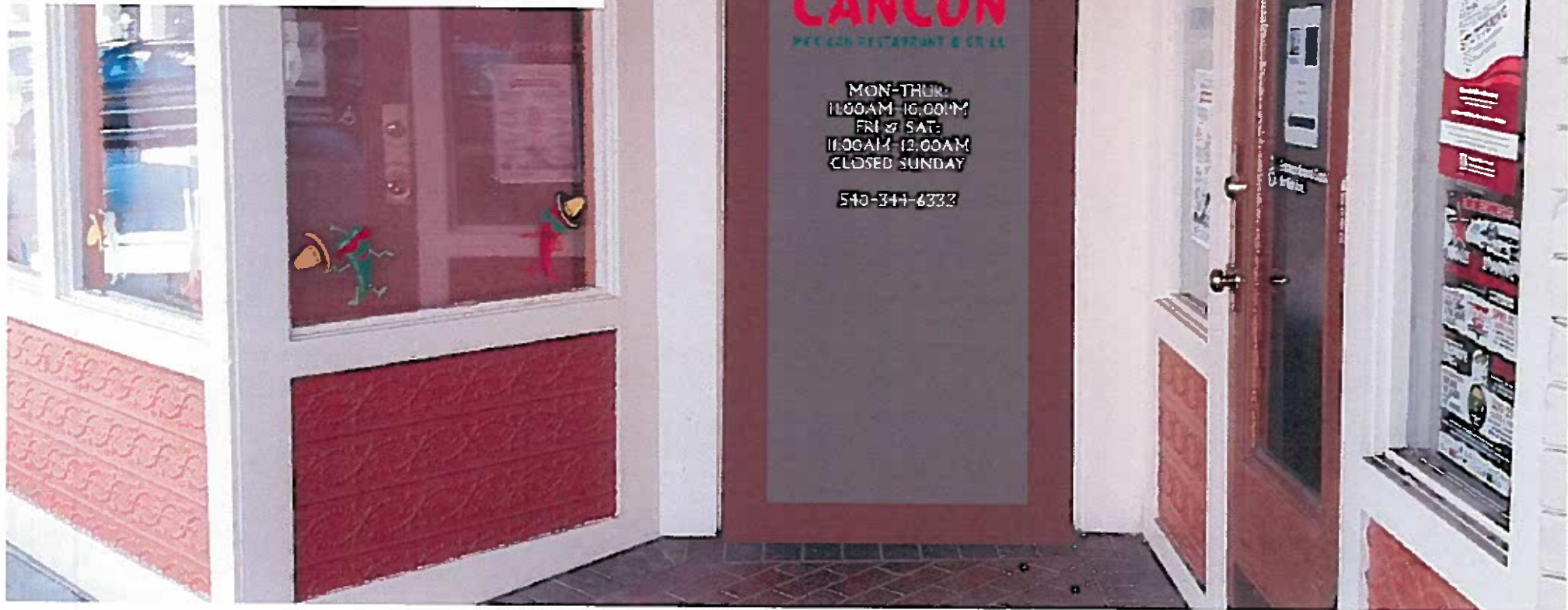
FABRICATE ONE (1) SET OF 2'0" X 2'0"  
DOOR VINYL AND INSTALL AS SHOWN BELOW

2'0"

MON-THUR:  
11:00AM-10:00PM

FRI & SAT:  
11:00AM-12:00AM  
CLOSED SUNDAY

540-344-6333



APRIL 15, 2016

CANCUN MEXICAN RESTAURANT  
215 MARKET ST



213 Market Street S.E. (Official Tax Map No. 4010809)



**PLANNING BUILDING AND DEVELOPMENT**

Noel C. Taylor Municipal Building  
215 Church Avenue, SW, Room 166  
Roanoke, Virginia 24011  
540-853-1730 fax 540-853-1230  
[planning@roanokeva.gov](mailto:planning@roanokeva.gov)

May 12, 2016

Mrs. Katie Gutshall, Chair  
and Members of the Architectural Review Board  
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from James G. & Ann S. Haynes, represented  
by Tom Soranno, with The Soranno Group, LLC,  
exterior alterations of the existing building located at 511  
7<sup>th</sup> Street S.W. (Official Tax Map No. 1113209).

**Background:**

The subject site consists of a 2 1/2-story residential structure, located within the Historic Neighborhood Overlay District (H-2). All exterior alterations are subject to a review and approval by the ARB.

The applicant is proposing to complete a work proposal that was previously approved by the ARB in 2009 (see attached copy of COA09034). The COA expiration date had been extended previously and had finally expired in July 2012. The Previous COA approval was for the following work:

- 1- Removal of stucco from the structure
- 2- Removal of half round gutters and replacement with new in-kind; and
- 3- Removal and repair of front porch ceiling with in-kind

The above-mentioned list of work has been completed. In addition, there seems to be other exterior building alterations that have taken place including the installation of several columns along the front porch and installation of hardiboard siding to match the siding of the house.

The applicant is requesting review and approval of the following:

- Finish siding repairs in hardiboard.
- Trim out front porch columns to reflect style of other features on the house.

## **Findings:**

The H-2 Architectural Design Guidelines recommend the following:

### *Basic Design Principles*

#### ARCHITECTURAL DESIGN GUIDELINES FOR THE H-2 DISTRICT: OLD SOUTHWEST GUIDELINES FOR PRESERVATION AND REHABILITATION

- Maintain original materials and features that characterize a building and make it unique. Architectural materials and features are considered significant if they:
  - are original,
  - reflect a particular architectural style,
  - are examples of quality craftsmanship or design, or
  - reflect changes associated with a major event in the history of the building.

***The original building's wood clapboard sidings have been partially restored. The applicant plans to complete the clapboard siding using hardiboard of the same size and profile.***

***Based on the evidences on the original columns, they seem to have included brackets and necking. The applicant is proposing to install decorative column brackets and necking, per the sample photo provided in the application packet.***

- Repair deteriorated materials instead of removing or replacing them.

***The applicant plans to repair the deteriorated material such as wood clapboard siding.***

- Use historical information, photographs and drawings of a missing feature, as well as physical evidence, to reproduce a missing feature. Historical information may be obtained from the Virginia Room of the Main City Public Library, the library at Virginia Polytechnic Institute and State University, the Roanoke Regional Preservation Office of the Virginia Department of Historic Resources, the Roanoke Valley Historical Society, and previous owners.

***The available photos of the house go back to 2006, and unfortunately older pictures are not available to reflect the true style of the front porch columns. However, based on the evidences, the applicant believes that the original columns were reflective of an Italianate style.***



- Install a new feature that is compatible to similar elements of the building in size, scale, and materials when a significant feature is missing and there is no evidence of its original appearance.

***Additional 6" by 6" columns had been erected on the front porch. The applicant is proposing to install decorative column brackets and necking, per the sample photo provided in the application packet. However, the bracket styles proposed appear to be over-sized, and alternative brackets with softer appearance may need to be considered.***

#### *Visibility from the Street*

- In the H-2 District, staff or the ARB reviews any changes proposed to the exterior of building that are visible from the public right-of-way, including alleyways. Modifications to rear facades in the H-2 District also require review when owners propose changes that will impact the building's 'skin', particularly changes to siding, windows and doors.

However, the ARB recognizes that the rears of houses typically were more utilitarian in design and changed more frequently. Therefore, a wider range of appropriate materials and designs are allowed to the rear of properties and areas not readily visible from the street. Owners that propose additions that *do not impact* the building's original or current skin, e.g. decks and patios, also have greater design flexibility.

***The front porch columns and the new hardiboard sidings on the house will be visible from the street. The proposed hardiboard sidings will match the existing clapboard sidings. The front porch column details should be consistent with the architectural style of the house.***

#### *Porches*

### ARCHITECTURAL DESIGN GUIDELINES FOR THE H-2 DISTRICT

- Porches are important character-defining features for most residences in the H-2 district. Porches help make a transition between the house and its landscape surroundings. They are often the most highly decorated element of a facade and likely to be representative of a particular architectural style. Victorian period styles may display lace-like brackets and spindle work, Bungalow porches often have tapered box columns, and Colonial Revival porticos generally have classical details.

## GUIDELINES FOR PRESERVATION AND REHABILITATION

Use wood handrails that repeat the form, size, detailing, and color of the porch railing, particularly when the porch steps are wood. In some cases, metal handrails may also be acceptable.

***The front porch decking is less than 30" above existing grade and no handrails are required, not proposed.***

- Install porch lattice properly:
  - Lattice should be vertical and horizontal strips of overlapping material,
  - locate lattice under porch floor fascia and between piers,
  - attach to wood blocking, recessing the lattice slightly from the face of the piers,
  - use a horizontal/vertical arrangement,
  - trim lattice opening with molding,
  - paint or stain lattice, and
  - use plywood backing painted black if added support is necessary.

***The front porch has concrete foundation walls, and no lattice work is proposed as part of the COA application. However, the use of a lattice with horizontal and vertical strips is recommended.***

### *Replacing Missing Features*

- Use historical information, photographs, and drawings to reproduce a missing porch. Such information may be obtained from the Virginia Room at the Main City Public Library, the library at Virginia Polytechnic Institute and State University, and the neighborhood files of Old Southwest, Inc.
- Use the proper type replacement column for the style of house, based on existing evidence or historical information. Appropriate replacement columns include:
  - staved,
  - boxed, and
  - turned.

***Historic photos of the house were not available and the applicant is proposing to bring back the front façade of the house to fit the style that he believes once existed.***

**Staff Comments:**

Staff is excited about the proposal to revive a project that had been abandoned for a few years. Overall the proposed work seems to be consistent with the principals of the H-2 Design Guidelines. However, staff has the following comments:

- 1- The bracket styles on the front porch columns appear to be over-sized, and alternative brackets that are more delicate and consistent with decorative columns within the district may need to be considered.
- 2- The front porch has concrete foundation walls, and no lattice work is proposed as part of the COA application. However, the use of a lattice with horizontal and vertical strips is recommended, if necessary.

A handwritten signature in black ink, appearing to read "Parviz Moosavi", is enclosed within a thin black rectangular border.

---

Parviz Moosavi, ARB Agent



H-2, Historic Neighborhood Overlay District  
Application for Certificate of Appropriateness **RECEIVED**

Date of Application: 4/21/16

APR 21 2016

Site Address: 511 7th Street SW

CITY OF ROANOKE  
PLANNING BUILDING &  
DEVELOPMENT

Property Owner:

Name: The Soranno Group, LLC

Address: 2713 Golden Ivy Drive

City: Roanoke

State: VA

Zip Code: 24012

Phone Number: 5404673466

E-Mail: tom@thesorannogroup.com

Owner's Representative (if applicable):

Name: n/a

Address:

City:

State:

Zip Code:

Phone Number:

E-Mail:

Application Prepared By: Tom Soranno

Current Use: ☒ Single-Family ☐ Two-Family (Duplex) ☐ Multifamily ☐ Townhouse ☐ Commercial

If Commercial, Describe Use:

Project Type: ☐ Roof ☒ Porch ☐ Windows and Doors ☐ New Construction ☐ Signs ☐ Walls and Fences  
☐ Parking and Paving ☐ Demolition ☒ Other: Siding

**\*PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.**

Acknowledgement of Responsibility: I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner:



Date: 4/21/16

Section Below to be Completed by Staff

Certificate Number: COA160047

Approval By: ☒ ARB ☐ Agent

Tax Parcel Number: 1113209

Other approvals needed:

☐ Zoning Permit

☐ BZA/Planning Commission

Base Zoning District: MX / H-2

☒ Building Permit

☐ Other

Agent, Architectural Review Board:

Date:

# H-2, Historic Neighborhood Overlay District

## Detailed Project Description

Site Address: 511 7th Street SW

Property Owner: The Soranno Group, LLC

Continue siding repairs in-kind with hardiboard  
Trim out front porch columns to reflect style of other features on the house

Project  
Description:

Additional information to be submitted:

☐ Photographs ☐ Site Plan ☐ Elevation Drawings ☐ Sample, Photograph, or Catalog Pictures of Proposed Material

☒ Other: Summary Presentation



**THESORANNOGROUP**  
REAL ESTATE INVESTMENT & DEVELOPMENT

# 511 7<sup>th</sup> Street Restoration



**ARCHITECTURAL REVIEW BOARD  
SUBMITTAL**

**MAY 2016**

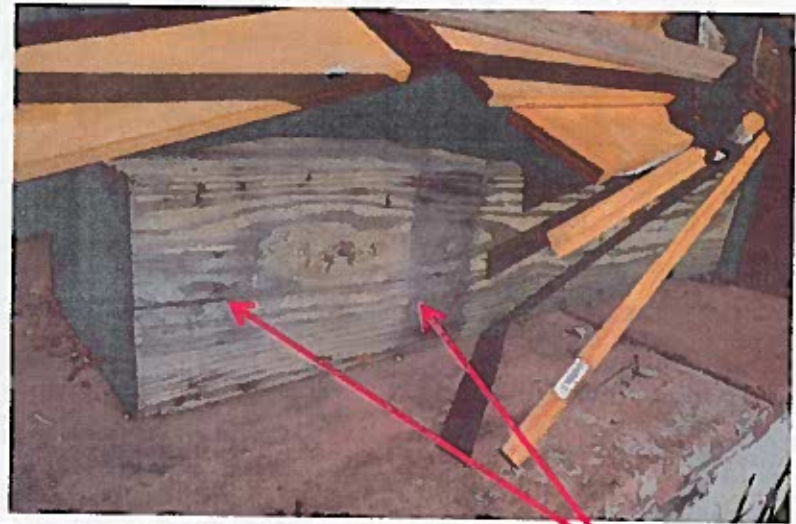
# Summary of Repairs



1. Finish siding repairs in kind
2. Trim out front porch columns



# Trim Out Porch Columns



Original column remnant  
with evidence of necking  
and brackets

Clad 6x6 structural posts with 1x wood materials to recreate the dimensions of the original column (partial sample remains on site (right photo). Add base trim, necking trim, and brackets

# Trim Out Porch Columns



Necking trim profile



Corbel

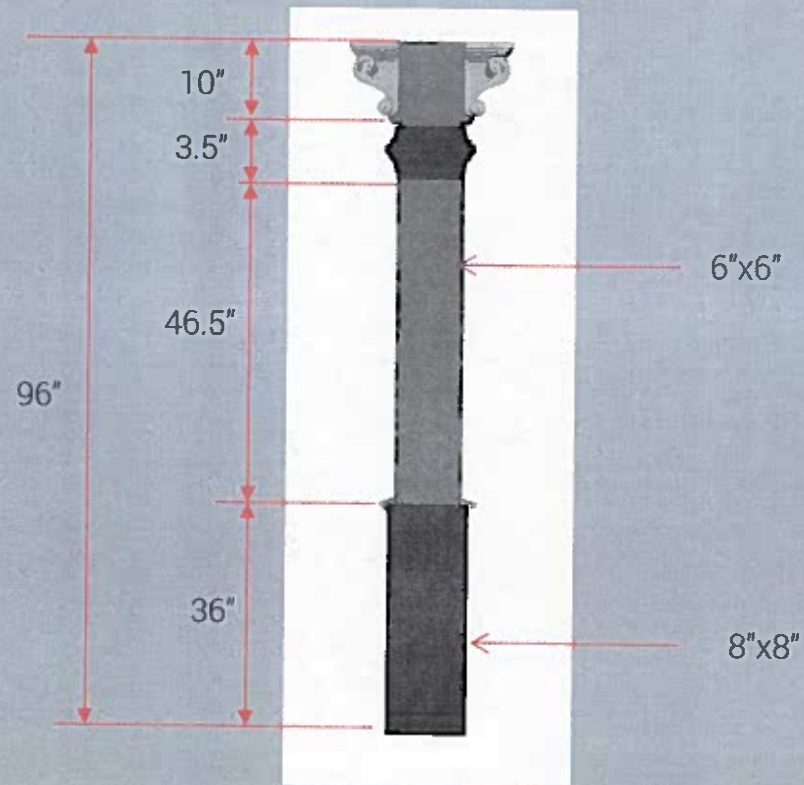


Representative Style

Trim Profiles for Column build-up



# Trim Out Porch Columns



Trim Profiles for Column build-up







**511 7<sup>th</sup> Street SW**



**PLANNING BUILDING AND DEVELOPMENT**

Noel C. Taylor Municipal Building  
215 Church Avenue, SW, Room 166  
Roanoke, Virginia 24011  
Phone: 540-853-1730 Fax: 540-853-1230  
Email: [planning@roanokeva.gov](mailto:planning@roanokeva.gov)

**542 Marshall Avenue, S.W.  
(Official Tax Map No. 1120303)**

**Project Narrative**

**Applicant: The Soranno Group, LLC  
Representative: Mr. Tom Soranno  
Proposal: New two-story house within the H-2 Historic District**

**The applicant is requesting ARB review and comments on a conceptual plan for a new house on the vacant parcel. The applicant plans to utilize ARB's feedback/comments and resubmit revised plans for the Board's review and approval at a later date.**

**The applicant's proposed plans and a copy of the New Construction section of the H-2 Design Guidelines are attached for your reference.**

**No action is required by the Board at the meeting on May 12, 2016.**

Very truly yours,

Parviz Moosavi, Agent  
City of Roanoke Architectural Review Board

# New Construction

## ARCHITECTURAL DESIGN GUIDELINES FOR THE H-2 DISTRICT

64

CITY OF ROANOKE



*Vacant lots create opportunities for new construction within the H-2 District.*

New construction is appropriate on existing vacant parcels within the H-2 District and on parcels that become vacant in the future because of extreme deterioration or catastrophic disasters that destroy or severely damage buildings. Appropriate new construction increases neighborhood vitality, property values, safety, and livability of the district.

### IMPORTANT CONSIDERATIONS...

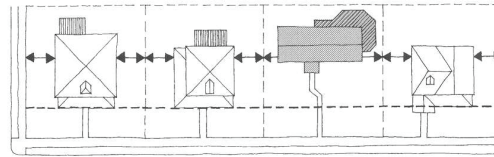
*The size, proportion, and location of new buildings in relation to existing buildings is important in maintaining the appearance of the H-2 District.. New buildings that reflect the traditional site planning and architectural characteristics of the neighborhood without copying the architecture provide a link between the past and present.. Continuing the use of traditional architectural features such as porches is important in maintaining a sense of neighborhood identity and vitality.*

### GUIDELINES FOR COMPATIBLE DESIGN

- **Recommended** actions or treatments are indicated by ✓ .
- Actions or treatments **not recommended** are indicated by X.

### Siting and Relationship to Street

- ✓ Orient the front of a new building towards the most important street bordering the property. Buildings on corner lots should be sited so that the front faces the larger or more prominent street.
- ✓ Conform to the predominant front and side setback patterns of existing buildings on the same street.
- X Do not site a building significantly farther away or closer to the street than other existing buildings.



*Illustrated here is incompatible new construction sited beyond typical front and side setbacks.*

- X Do not locate primary entrances at the rear of a building unless provisions are made for the appearance of a front entry on the street side of the building.

### Massing and Roof Forms

- ✓ Comply with the predominant height of adjacent neighborhood buildings. Most residential buildings in the historic district are two and a half stories in height, although there is some variation. New construction should not differ in height by more than twenty percent from the typical buildings on the street.



*Most of the residential buildings within the H-2 District are two or more stories. New construction should comply with the predominant height of neighboring buildings. The shaded building above, due to its failure to conform to this pattern, is incompatible new construction*

### DEFINITIONS

**Gabled roof:** A double-sloping roof.

**Hipped roof:** A type of roof with sloped ends instead of vertical ends.

**Massing:** The form of a structure, its width, depth, and height, as if it were a solid object or box.

**Proportion:** The width-to-height relationship of openings, such as windows and doors, or the combined area of openings to the area of the wall.

**Setback:** The distance between a structure and a property line, street, sidewalk, or other line of reference.

**Streetscape:** The overall appearance of buildings, signs, lights, plantings, and other elements along a street.



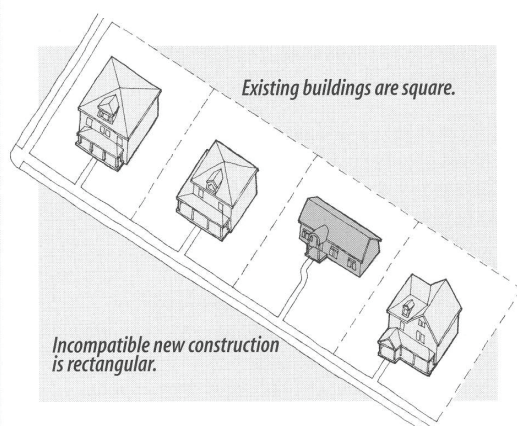


*New construction should include a porch if porches are a predominant feature of existing buildings. Illustrated on the left are typical existing residences. The building on the right is an example of a compatible new residence.*

✓ Respect the character of the streetscape along which the new building will be located and comply with the predominant width and proportion of existing buildings.



*Do not allow the proportions of a new building to differ greatly from the predominant proportion of other buildings along the street. The shaded building is inappropriate due to its failure to use proportions similar to those of its historic neighbors.*



*New construction should conform to the common forms of other buildings on the street.*

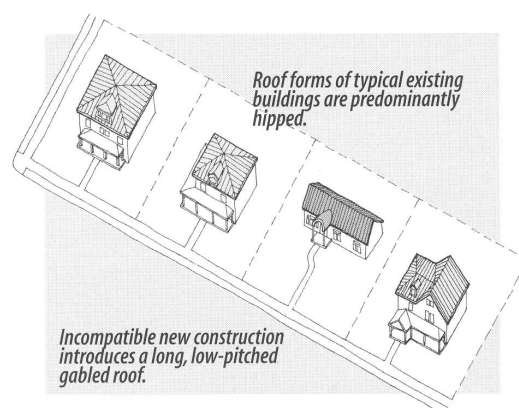
✓ Follow the predominant roof forms of existing buildings in the immediate vicinity for new construction. Common roof forms include gabled, hipped, and intersecting.

### Style and Building Type

✓ Adopt a compatible style for new construction that upholds the traditional character of older residential buildings in the historic district, yet avoids exact imitation

of existing buildings.

✓ Make new non-residential buildings compatible by making the height, exterior materials, setback, roof form, and widths along street frontages similar to those of historic buildings. Use prominent entries, commercial-style windows and doors that have proportions similar to those used on historic buildings, and plantings that are traditional to the area. These features identify a non-residential use.



*Roof forms of new buildings should follow the predominant roof forms of existing buildings.*

✗ Do not make new office buildings look like residential buildings, but make them compatible in design with neighboring residential buildings. They should be easily recognizable as office or institutional buildings.

✗ Do not design and construct "reproduction" styles that confuse the identities of new and historic buildings in the neighborhood.



*New non-residential buildings should respect the existing residential setting while displaying their professional or institutional nature.*

### Windows and Doors

✓ Consider the size, proportion, spacing, and rhythm of existing window and door openings of neighboring buildings. New construction should reflect characteristic window and door patterns.



✓ Respect the relationship of window-to-wall area of existing buildings. Most residential buildings in the historic district have a higher proportion of solid wall surface than windows.

✗ Do not incorporate large expanses of either glass or solid wall to promote a "contemporary" or "modern" appearance.

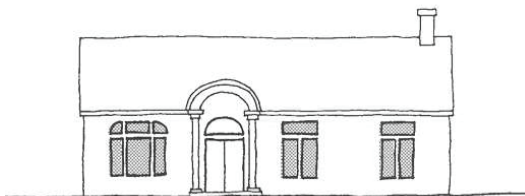


*These illustrations exhibit typical window relationships.*

### Materials, Color, and Details

✓ Choose materials appropriate to the residential character of the historic district, such as:

- brick,
- stucco,
- stone, and wood.



*The window relationships in this illustration exhibit inappropriate size, proportion, and rhythm.*

✓ Also compatible with the historic district is cementitious siding. The smooth side of this product is more appropriate and recommended rather than the grained surface.

✓ Use the predominant materials found in the neighborhood, such as brick or painted clapboard, for new construction to promote a sense of continuity.

✓ New construction should conform with the guidelines for *Siding*.

✓ Make sure the colors of the materials selected are compatible with those of neighboring houses, particularly when choosing brick or stone that has an inherent color.

✓ Incorporate an appropriate amount of detail and decoration in new construction to promote compatibility with existing buildings and avoid blandness. Refer to design motifs of neighboring houses but avoid duplicating features unique to a particular house.

✓ Keep signs and lighting to a minimum for new commercial buildings in the district.

✗ Do not use materials that are not compatible with the historic district, such as:

- vinyl and metal sidings,
- vertical wood or masonite siding, and
- unfinished concrete block.

### Porches

✓ Incorporate porches as part of the design of new buildings where they are a feature of existing adjacent buildings and characteristic of the street.



*This illustration has an inappropriate lack of detail.*



*This illustration has an appropriate inclusion of detail. The same approach to detailing used in existing traditional residences should be used, where appropriate, for new construction.*

### Landscape Treatments

✓ Retain significant landscape features on the property. Consider the following when planning new construction:

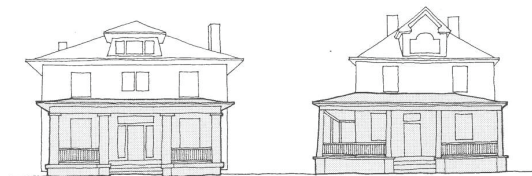
- retaining walls,
- gardens, and
- mature trees or shrubs.

✓ Improve the appearance of driveways and parking areas with plant materials at their edges. See *Parking Areas* for more information.

✓ Consider the mature size and height of plant materials prior to planting.

✓ Divert water from the building foundation by properly grading the soil to slope away from the building.

✗ Do not use foundation plantings that will



*The two-story buildings shown are typical existing residences in their inclusion of porches. The one-story building is incompatible new construction; new construction should include a front porch if porches are a predominant feature of existing neighboring buildings.*

produce a crowded appearance or increase the likelihood of building deterioration as they grow to mature size.

✗ Avoid planting trees or large shrubs close to the foundation of the building where they may cause structural damage as they grow.



THESORANNOGROUP  
REAL ESTATE INVESTMENT & DEVELOPMENT

# 542 Marshall Ave In-Fill



**ARCHITECTURAL REVIEW BOARD  
SUBMITTAL**

**MAY 2016**

# Summary of Work



We propose to construct an 1,300-1,500SF in-fill home on the vacant lot formally known as 542 Marshall Ave SW.

The current design was selected so the scale, layout, and elevations would blend with the late 1800's style of the adjacent homes and the size of the lot.

Trim-out would be done in hardboard, with a metal, standing seam roof.

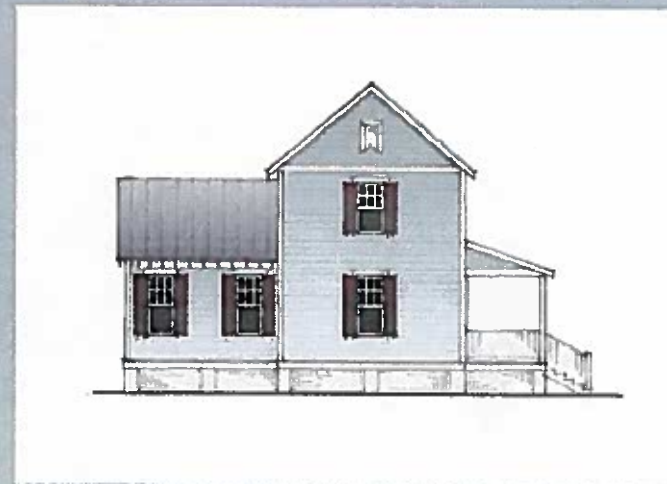
Front porch will be elevated, with a front facing staircase per the illustrations.

Existing curb cut would be incorporated into a single car driveway, comprised of a pair of concrete runners, that would run adjacent to the west side of the house.

We are requesting preliminary ARB approval on the selected design and proposed lot layout.



# House Style



# Current Lot

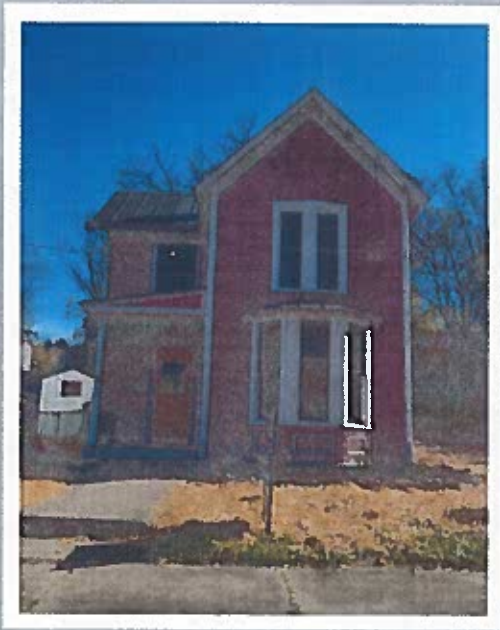




# Proposed



# Adjacent Home Styles



538 Marshall (1894)



Proposed 542 Marshall



546 Marshall



# House Style



# Proposed Lot Layout







**0 Marshall Ave SW, also known as 542 Marshall Ave SW, also known as 546 Marshall Ave SW**

(Official Tax map No. 1120303)